

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for AUGUST 27, 2018

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Ancil, Sandra Marquis, Pauline Gudas and Kristine Kittridge

Member Absent: Benjamin Martin

Associate Member Present: Lucy Bisson and Michael Reed

Michael Reed was appointed full voting member for this meeting.

Staff Present: David Hediger, Director Code Enforcement and Planning, Doug Greene, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) St. Mary's Regional Medical Center, 356 Sabattus Street, Development Review application.

The following motion was made:

MOTION: by **Sandra Marquis** to hear the application. Second by **Normand Ancil**.

VOTED: 7-0 (Passed)

Douglas Greene read staff comments. Mike Gotto of Stoneybrook Consultants, Inc. summarized the request then welcomed questions from the board. Bruce Damon inquired if the stormwater work completed during the previous expansion would assist with this project and Mike Gotto confirmed that it would. Bruce Damon requested an explanation regarding the one time site law exemption. Mike Gotto explained that Stoneybrook Consultants, Inc. worked with DEP who confirmed that the project qualified for the site law exemption as the expansion would be less than 10,000 sf. Normand Ancil inquired if the project would actually be a transfer of services rather than an expansion of services and Mike Gotto confirmed that it would be.

Bruce Damon opened the discussion to the public. No public spoke.

Kristine Kittridge made the board aware that while she works at St. Mary's Regional Medical Center she does not work for St. Mary's Regional Medical Center and does not consider herself to be in a position of conflict to which the board agreed.

The following motion was made:

MOTION: by **John Butler** to approve the application submitted by Stoneybrook Consultants, Inc. on behalf of St. Mary's Regional Medical Center to construct a 2 story building with a 7,014 sf footprint at property located at 356 Sabattus Street and 91 Campus Street with the findings:

1. The applicant meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, (Development Review and Standards), Section 4 (Approval Criteria) and
2. The applicant meets the provisions of Maine Revised Statutes, Title 38, Chapter 3, Section 488, # 29, A, *Exemption for new construction at or modification of existing development* and is exempt from local Delegated Review. 1 and 2 meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that the conditions listed shall apply.

Second by **Normand Ancil**.

VOTED: 7-0 (Passed)

- b) Geiger School, 601 College Street, Conditional Use, Development Review applications and Traffic Movement Permit Modification.

The following motion was made:

MOTION: by **Normand Ancil** to hear the application. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

Douglas Greene read staff comments. Bill Webster, Lewiston Superintendent of Schools, thanked the board for their consideration and expressed that the proposed project would be a real asset to Geiger Elementary School. Butch Pratt, Transportation Director for the Lewiston School Department summarized the request. Bruce Damon inquired who would be in charge of locking and unlocking the gate to which Butch Pratt answered Geiger Elementary staff. Lucy Bisson inquired if the drive would open into the curve and Butch Pratt informed her that while it would, the driver visibility is very good. Frank Crabtree of Harriman provided a visual of the curve for clarification. Normand Ancil requested time clarification for the opened gate which was provided by Butch Pratt then he spoke in favor of the project.

Bruce Damon opened the discussion to the public. Walter Carey of 384 Central Avenue stated that his concerns had been resolved during discussion. Raymond Labbe of 378 Central Avenue stated that he was concerned but felt better after the review provided. Bruce Damon closed the public session.

The following motion was made:

MOTION: by **Normand Anctil** to approve the application submitted by Harriman on behalf of Lewiston Public Schools to open an access driveway on Central Avenue that is limited to only school buses at the property located at 601 College Street as the applicant meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X (Conditional Uses), Section 3 (Standards for Conditional Use Permits), Article XIII, (Development Review and Standards, Section 4 (Approval Criteria) and the Modified Traffic Movement and is approved, subject to the 2 conditions indicated by the Planning Board. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- c) Dirigo Federal Credit Union Temporary Bank Site, 187 Oak Street and 149 Holland Street, Conditional Use and Development Review application.

Douglas Green read staff comments. Thomas Greer of Walsh Engineering summarized the request then welcomed questions from the board. Bruce Damon questioned the pattern flow which was clarified by Thomas Greer. Pauline Gudas questioned if members would be directed to the Auburn location during construction. Mark Sampson of Dirigo Federal Credit Union advised that walk up service and new account service would be provided at the corner of Middle Street and Main Street and also at their branch located on Forrestal Street.

The following motion was made:

MOTION: by **John Butler** to hear the application. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **John Butler** to approve the application submitted by Walsh Engineering Associates, Inc. on behalf of Dirigo Federal Credit Union to construct a temporary drive-through bank at 187 Oak Street and 149 Holland Street as it meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, Section 3 (Standards for conditional use permits) and Article XIII, (Development Review and Standards), Section 4 (Approval Criteria) of the Zoning and Land Use Code, and that approval include the conditions as listed in the staff report. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Discuss Amendments to Lewiston's Parking Regulations.

Douglas Greene gave a PowerPoint presentation. A lengthy discussion took place and the board expressed much enthusiasm.

- b) Pauline Gudas thanked David Hediger for the pictures sent to the Board which displayed the landscaping completed at 389 Webber Avenue. Pauline also stated that the landscaping surrounding 449 Sabattus Street for the new fuel facility was extremely well done.
- c) David Hediger provided the Board advance notice that a neighborhood meeting would be held the following week regarding a possible Donut Shop on the corner of Whipple Street and Main Street and advised that they would receive details via email.
- d) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF MINUTES: Adoption of the August 13, 2018 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the August 13, 2018 draft minutes as presented. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

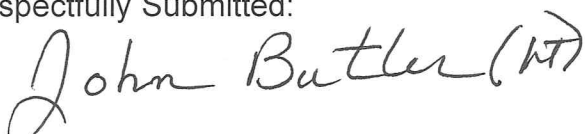
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Michael Reed** that this meeting adjourns at 7:40 p.m. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, September 10, 2018 at 5:30 p.m.

Respectfully Submitted:


John Butler, Secretary